

159.0

0006

0002.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
786,800 / 786,800
786,800 / 786,800
786,800 / 786,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		OAKLAND AVE, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	BROEHM KARL A & ROMKAEW/TRS	
Owner 2:	BROEHM FAMILY REVOCABLE TRUST	
Owner 3:		

Street 1:	212 OAKLAND AVE
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Own Occ:	Y

Postal:	02476	Type:
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PREVIOUS OWNER	
Owner 1:	BROEHM ROMKAEW/KARL A -
Owner 2:	-

Street 1:	212 OAKLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry:	
Postal:	02476

NARRATIVE DESCRIPTION	
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Vinyl Exterior and 2016 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	
Flood Haz:	
D	
s	
t	

ITEMS	
Item	Code
water	
Sewer	
Electri	
Exempt	
Topo	2
Street	
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / Price Units	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	6500	Sq. Ft.	Site	0	70.	0.90	7		Topo	-5										
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6500.000	377,800		409,000	786,800		105781
							GIS Ref
							GIS Ref
							Insp Date
							05/29/18



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	105781
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	14:41:57
LAST REV	
Date	Time
06/25/18	13:15:55
apro	
12420	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID	Notes
Grantor	Legal Ref	Type	Date
BROEHM ROMKAEW/	70228-118	11/14/2017	Convenience
BROEHM ROMKAEW	35366-403	4/20/2002	Family
BROEHM ROMKAEW	30479-530	7/30/1999	Family
MCCANN MICHAEL	27266-55	5/2/1997	227,000
			No No Y

BUILDING PERMITS

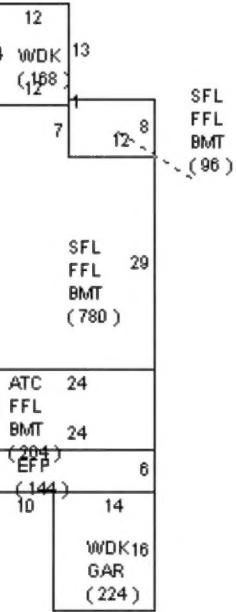
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2013	683	Manual	7,000	C				
8/13/2009	697	Re-Roof	25,000					
8/29/2001	596	Siding	19,625	C				REPLACE FULL VINYL
7/22/1999	448	Addition	85,000					ADD 2ND FLOOR
7/5/1994	319	Porch	2,000					ENC-PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2018	MEAS&NOTICE	BS	Barbara S
4/30/2014	External Ins	PC	PHIL C
12/10/2008	Meas/Inspect	336	PATRIOT
12/5/2001	External Ins	PM	Peter M
12/6/1999	Mailer Sent		
12/6/1999	Measured	256	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	- Colonial			Full Bath: 2	Rating: Good													
Sty Ht: 2	- 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2	- Conc. Block			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: TAN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir:				Fpl:	Rating:			Other										
GENERAL INFORMATION				WSFlue: 1	Rating: Average			Upper										
Grade: C	- Average			CONDOS INFORMATION				Lvl 2										
Year Blt: 1915	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:	Alt %:			Total Units:				Lower										
Jurisdict:	Fact: .			Floor:														
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: GD	- Good	18. %												
Prim Int Wal: 2	- Plaster			Functional:		%												
Sec Int Wall:		%		Economic:		%												
Partition: T	- Typical			Special:		%												
Prim Floors: 3	- Hardwood			Override:		%												
Sec Floors:		%		Total:	18.6	%												
Bsmnt Flr: 12	- Concrete			CALC SUMMARY														
Subfloor:				Basic \$ / SQ:	130.00													
Bsmnt Gar:				Size Adj.: 1.14800799														
Electric: 3	- Typical			Const Adj.: 0.98000199														
Insulation: 2	- Typical			Adj \$ / SQ: 146.257														
Int vs Ext: S				Other Features: 97708														
Heat Fuel: 2	- Gas			Grade Factor: 1.00														
Heat Type: 5	- Steam			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100	% AC: 100			LUC Factor: 1.00														
Solar HW: NO	Central Vac: NO			Adj Total: 464129														
% Com Wal	% Sprinkled			Depreciation: 86328														
				Depreciated Total: 377801														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 159.0-0006-0002.0														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	1,140	146.260	166,732	BMT	85				
BMT	Basement	969	43.880	42,517						
SFL	Second Floor	876	146.260	128,121						
WDK	Deck	392	8.380	3,285						
GAR	Garage	224	25.640	5,743						
EFP	Enclos Porch	144	45.210	6,510						
ATC	Attic	92	146.260	13,514						
Net Sketched Area: 3,837				Total:	366,422					
Size Ad	2108.4	Gross Area	4180	FinArea	2016					

IMAGE



AssessPro Patriot Properties, Inc